095.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,058,500 / 1,058,500
					USE VALUE:	1,058,500 / 1,058,500
					ASSESSED:	1,058,500 / 1,058,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		LANGLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DODGE MICHAEL J & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	20 LANGLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORRIS CHARLES F -
Owner 2:	-
Street 1:	20 LANGLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Vinyl Exterior and 2502 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7150.000	613,600	800	444,100	1,058,500
Total Card	0.164	613,600	800	444,100	1,058,500
Total Parcel	0.164	613,600	800	444,100	1,058,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.06 | /Parcel: 423.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	613,600	800	7,150.	444,200	1,058,600	1,058,600	Year End Roll	12/18/2019
2019	101	FV	466,300	800	7,150.	444,200	911,300	911,300	Year End Roll	1/3/2019
2018	101	FV	466,300	800	7,150.	380,700	847,800	847,800	Year End Roll	12/20/2017
2017	101	FV	466,300	800	7,150.	355,300	822,400	822,400	Year End Roll	1/3/2017
2016	101	FV	466,300	800	7,150.	304,600	771,700	771,700	Year End	1/4/2016
2015	101	FV	447,200	900	7,150.	272,800	720,900	720,900	Year End Roll	12/11/2014
2014	101	FV	340,600	900	7,150.	252,500	594,000	594,000	Year End Roll	12/16/2013
2013	101	FV	340,600	900	7,150.	240,800	582,300	582,300		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRIS CHARLES	62932-520		11/15/2013	Change>Sale	664,000	No	No		
	13056-69		9/13/1976		68,000	No	No		Rita J Morris dod 11/19/2008

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2018	1040	Wood Dec	15,000	C				
1/13/2014	27	Siding	55,500	O				
11/19/2013	1703	Redo Kit	115,000	O				
11/27/2001	880	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	Inspected	PH	Patrick H
11/16/2018	MEAS&NOTICE	CC	Chris C
5/14/2014	External Ins	PC	PHIL C
3/6/2014	Info Fm Prmt	EMK	Ellen K
3/4/2014	Info Fm Prmt	EMK	Ellen K
2/13/2009	Meas/Inspect	372	PATRIOT
4/19/2000	Inspected	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	4									444,149						444,100	

Total AC/HA: 0.16414 | Total SF/SM: 7150 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,149 | Spl Credit | Total: 444,100

User Acct

62504

GIS Ref

GIS Ref

Insp Date

11/30/18

!7824!

PRINT

Date	Time
12/10/20	22:25:48

LAST REV

Date	Time
06/21/19	09:28:59

apro

PAT ACCT. 7824

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	62504
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11378098
Const Adj.:	0.99742496
Adj $ / SQ:	138.864
Other Features:	93628
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643188
Depreciation:	29587
Depreciated Total:	613601

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	5	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

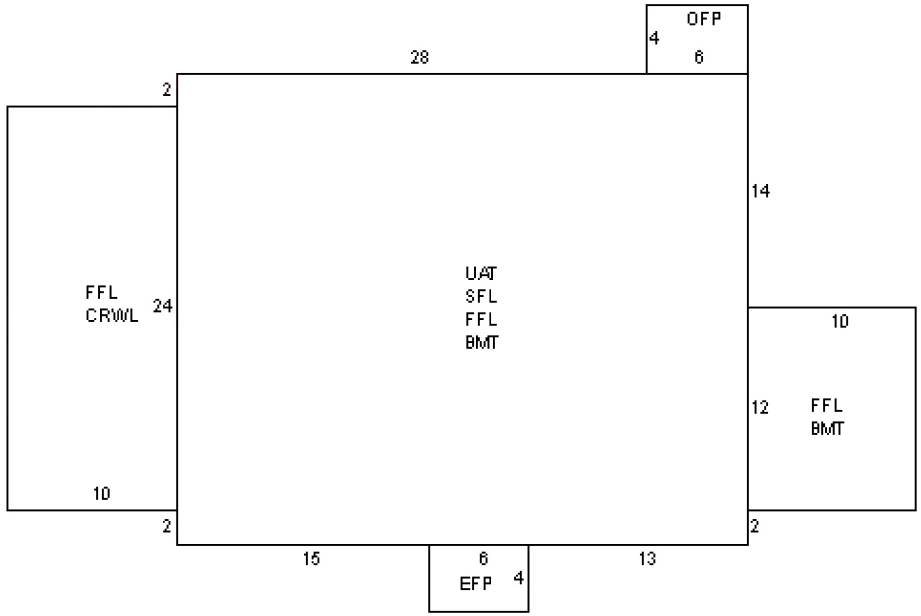
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.69
Special Features:	0	Val/Su Net:	158.88
Final Total:	613600	Val/Su SzAd	271.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,312	138.860	182,190
BMT	Basement	1,072	41.660	44,659
SFL	Second Floor	952	138.860	132,199
CRWL	Crawl Space	240	20.830	4,999
UAT	Upper Attic	238	97.200	23,135
EFP	Enclos Porch	24	72.410	1,738
OFP	Open Porch	24	43.890	1,053
	Net Sketched Area:	3,862	Total:	389,973
Size Ad	2264	Gross Are	4576	FinArea 2502

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	FR	1980	3.19	T	39	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800